018.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	877,800	/	877,800
USE VALUE:	877,800	/	877,800
ASSESSED:	877,800	/	877,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUANCI JOHN A--ETAL
Owner 2:	GUANCI MARY MC KENNA
Owner 3:	
Street 1:	25 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 2459 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8831.000	294,400	1,200	582,200	877,800
Total Card	0.203	294,400	1,200	582,200	877,800
Total Parcel	0.203	294,400	1,200	582,200	877,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.95 | /Parcel: 356.95

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12382
GIS Ref	
GIS Ref	
Insp Date	12/16/17

!1486!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,400	1200	8,831.	582,200	877,800		Year end	12/23/2021
2021	101	FV	284,300	1200	8,831.	582,200	867,700		Year End Roll	12/10/2020
2020	101	FV	284,300	1200	8,831.	582,200	867,700	867,700	Year End Roll	12/18/2019
2019	101	FV	235,200	1200	8,831.	753,400	989,800	989,800	Year End Roll	1/3/2019
2018	101	FV	235,200	1200	8,831.	479,500	715,900	715,900	Year End Roll	12/20/2017
2017	101	FV	235,200	1200	8,831.	438,400	674,800	674,800	Year End Roll	1/3/2017
2016	101	FV	235,200	1200	8,831.	356,200	592,600	592,600	Year End	1/4/2016
2015	101	FV	220,700	1200	8,831.	356,200	578,100	578,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:03:31

LAST REV

Date	Time
10/07/21	17:39:27
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1486

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	986-22		7/1/1984		105,101	No	No		Y

USER DEFINED

Prior Id # 1:	12382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1109	Redo Bat	26,660	C				
6/5/2013	804	Manual	12,000					
5/31/1994	253		50,000					ADD RM OVER GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Inspected	BS	Barbara S
12/2/2017	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
4/16/2009	Meas/Inspect	189	PATRIOT
11/30/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8831		Sq. Ft.	Site		0	85.	0.78	2									582,193						582,200	

Total AC/HA:	0.20273	Total SF/SM:	8831	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	582,193	Spl Credit		Total: 582,200

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	k - Kelwyn Manor

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.20614409
Const Adj.:	0.99989998
Adj $ / SQ:	132.663
Other Features:	86863
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399948
Depreciation:	105586
Depreciated Total:	294362

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

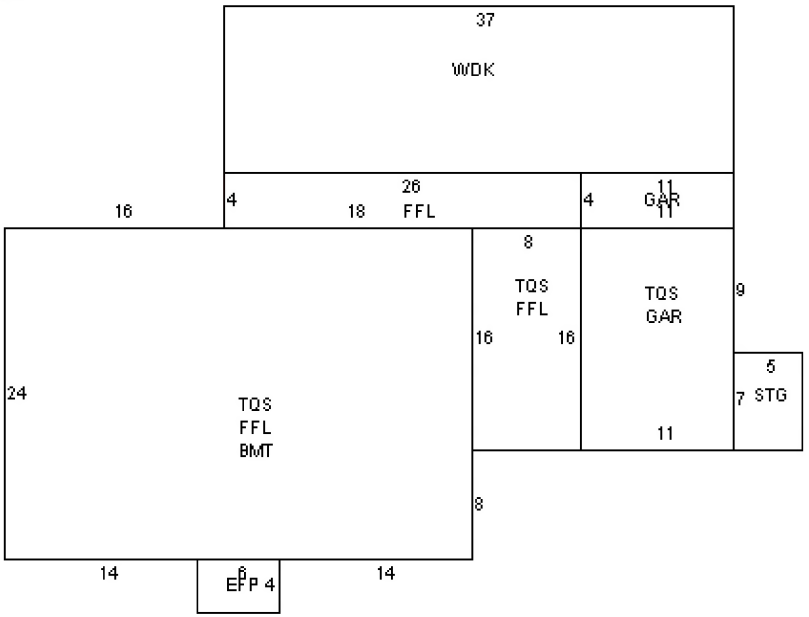
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	132.66
Special Features:	0	Val/Su Net:	85.91
Final Total:	294400	Val/Su SzAd	155.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	132.660	139,030
TQS	3/4 Story	840	132.660	111,437
BMT	Basement	816	62.500	51,003
WDK	Deck	444	8.250	3,664
GAR	Garage	220	26.360	5,799
STG	Storage	35	11.710	410
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	3,427	Total:	313,085
Size Ad	1888	Gross Area	3707	FinArea 2459

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	28	A	AV	2000	48.66	T	15.2	101			1,200			1,200

More: N	Total Yard Items:	1,200	Total Special Featues:		Total: 1,200